121.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,300 / 940,300
					USE VALUE:	940,300 / 940,300
					ASSESSED:	940,300 / 940,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARONOW MARY ELLEN
Owner 2:	
Owner 3:	
Street 1:	22 ADDISON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURNS JOSEPH L -
Owner 2:	ARONOW MARY ELLEN -
Street 1:	22 ADDISON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Copm. Clap Exterior and 2519 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7575.000	357,800		582,500	940,300
Total Card	0.174	357,800		582,500	940,300
Total Parcel	0.174	357,800		582,500	940,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.28 /Parcel: 373.28

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 78365

GIS Ref

GIS Ref

Insp Date 06/02/21

!9397!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,800	0	7,575.	582,500	940,300		Year end	12/23/2021
2021	101	FV	315,300	0	7,575.	582,500	897,800		Year End Roll	12/10/2020
2020	101	FV	315,400	0	7,575.	582,500	897,900	897,900	Year End Roll	12/18/2019
2019	101	FV	265,000	0	7,575.	614,900	879,900	879,900	Year End Roll	1/3/2019
2018	101	FV	273,700	0	7,575.	453,100	726,800	726,800	Year End Roll	12/20/2017
2017	101	FV	273,700	0	7,575.	433,700	707,400	707,400	Year End Roll	1/3/2017
2016	101	FV	273,700	0	7,575.	401,300	675,000	675,000	Year End	1/4/2016
2015	101	FV	258,100	0	7,575.	336,600	594,700	594,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:59:18

LAST REV

Date	Time
06/02/21	09:17:45
danam	

PAT ACCT. 9397

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS JOSEPH L	51415-234		7/8/2008	Family	1	No	No		
KAHLBERG CELIA	49503-213		5/25/2007		516,000	No	No		
	12658-525		7/1/1974		39,000	No	No		N

USER DEFINED

Prior Id # 1:	78365
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2020	290	Redo Bas	60,000	O				
1/24/2013	110	Renovate	34,000	C				
8/6/2012	968	Renovate	22,800	C				
3/25/2011	192	Re-Roof	7,650					
6/27/2008	708	Siding	10,000			G10	GR FY10	
9/8/1993	443	Re-Roof	2,896					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2021	Measured	DGM	D Mann
6/2/2021	Permit Visit	DGM	D Mann
6/6/2018	Inspected	BS	Barbara S
5/11/2018	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
3/13/2009	Inspected	372	PATRIOT
2/6/2009	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
7/31/2007	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7575		Sq. Ft.	Site		0	90.	0.85	10									582,528						582,500	

Total AC/HA:	0.17390	Total SF/SM:	7575	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	582,528	Spl Credit		Total:	582,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.20379746
Const Adj.:	0.98490149
Adj $ / SQ:	130.418
Other Features:	112384
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486125
Depreciation:	128337
Depreciated Total:	357788

COMMENTS

ROOF LEAKS SINK BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

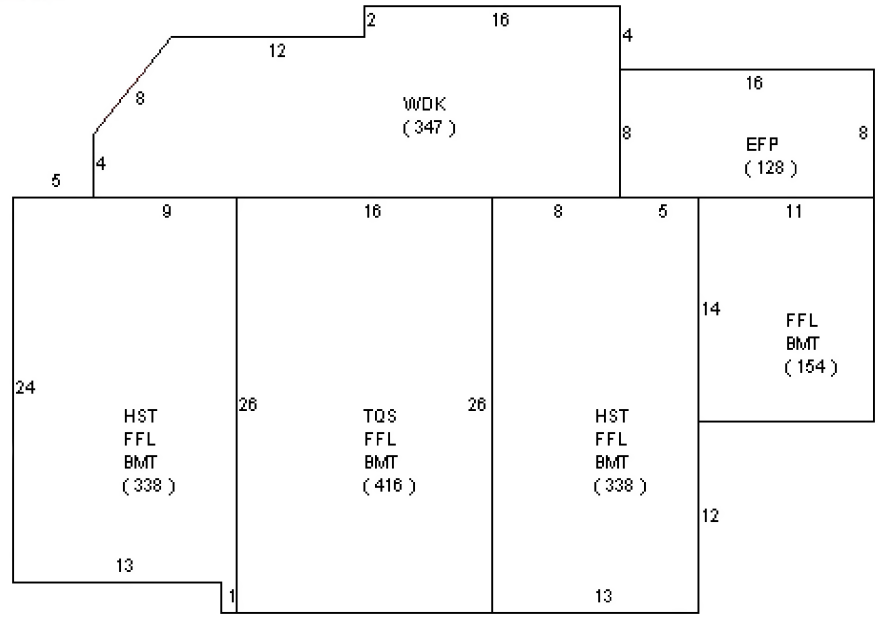
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.46
Special Features:	0	Val/Su Net:	98.92
Final Total:	357800	Val/Su SzAd	188.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,246	58.690	73,126
FFL	First Floor	1,246	130.420	162,501
WDK	Deck	347	8.750	3,035
HST	Half Story	338	130.420	44,081
TQS	3/4 Story	312	130.420	40,691
EFP	Enclos Porch	128	47.760	6,114

Net Sketched Area:	3,617			Total:	329,548
Size Ad	1896	Gross Area	4059	FinArea	2519

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	